

**Clark, Molly**

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**From:** Maureen Welch <maureen.welch1222@yahoo.com>  
**Sent:** Wednesday, January 8, 2025 6:39 PM  
**To:** gearl@iglou.com; Lockett, Jay  
**Cc:** Clark, Molly  
**Subject:** Re: Case No. 24-ZONE-0062 New Cut Road near Outer Loop.

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Molly and Jay,

I took a quick look at this and have the following thoughts.

- Is the proposed Auto Zone additive to the New Cut corridor or does it replace the Auto Zone currently located across from Iroquois Park? My thought is the area could support both locations.
- Single family homes would fit nicely on this section of New Cut also so I'm a little torn on this development.
- Drainage needs to be looked at closely. The Confederate Acres subdivision is in a flood plain. MSD did a significant amount of work to address issues after a major flood where many houses' basements were almost completely flooded. A house caught fire that was surrounded by water. This was over 20 years ago. I can't remember if the Scottsdale neighborhood had significant flooding or not. Granted both neighborhoods are on the opposite side of the street, but someone just needs to double check this along with any impact to the Candlelight neighborhood. (I know this is standard procedure, but just double check please.)
- This section of New Cut is part of the KYTC's Taylor / New Cut Safety Study. The proposed changes are significant.
  - Current state - 4 driving lanes (11 feet) with 1 center turn lane (11 feet) with no median; 2 sidewalks (5 feet) with no shared path.
  - Proposed state (This is the latest proposal. Safety plan was supposed to be finalized by end of year 2024.) - 2 driving lanes (11 feet) with no center turn lane and one median (9 feet - not sure if it will be concrete, landscaped, etc.; no decision on how turns will be navigated in the section from Southside to the Gene Snyder); 1 sidewalk with 1 shared use path (10 feet).

Thanks for your attention to detail on this proposed development.

Best regards,

Maureen Welch  
502-693-8526

On Wednesday, January 8, 2025 at 11:27:06 AM EST, Lockett, Jay <jay.lockett@louisvilleky.gov> wrote:

Ann,

This is the first revision submitted since those comments were issued in June. The parking location and tree clearance will be reviewed against the LDC requirements, but Neighborhood form allows parking in front subject to screening requirements of Chapter 10. Star Ln is a private road, and I don't know if they have any rights to use that for access. My understanding is KYTC will permit the curb cut generally as shown on the plan.

Molly will be the case manager for this one going forward. She will forward your concerns to the applicant and get them into the case file, so you can reach out to her directly with further questions or comments.

Regards,

Jay Lockett, AICP  
Planning Supervisor

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-----Original Message-----

From: [gealr@iglou.com](mailto:gealr@iglou.com) <gealr@iglou.com>  
Sent: Tuesday, January 7, 2025 7:58 PM  
To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>  
Cc: Maureen Welch <maureen.welch1222@yahoo.com>  
Subject: Case No. 24-ZONE-0062 New Cut Road near Outer Loop.

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Hi Jay,  
I hope you are staying warm and safe.

I have not paid any attention to this case until I noticed it on the IARC today. Why does so much parking have to be in front of the building. I think Taco Bell did a nice job of putting parking along the side. The plan also looks like they are removing all the trees on the lot with the trees when the lot with fewer trees remains undeveloped. Seems like they could add an access from Star Lane rather than from New Cut Road. Having so many entrances from New Cut, especially at that location, would not be desirable.

Is the June 2024 agency comments, the only agency comments or did I overlook other agency comments.

Thank you.

Ann Ramser

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